



Hertford Street, Cambridge  
CB4 3AQ

Pocock + Shaw

84 Hertford Street  
Cambridge  
Cambridgeshire  
CB4 3AQ

A superb Victorian detached family home with light filled accommodation arranged over three floors. The property is situated in the eagerly sought after residential location just to the north of the river, offering easy access to Cambridge city centre and Jesus green.

- Detached Victorian family home
- Three double bedrooms
- Attractive garden
- Offered with no onward chain
- Impressive 25ft reception room
- Gas central heating
- Sought after location

Offers Around £685,000



Hertford Street is located just to the north of the river and Jesus Green, in this highly regarded and accessible area of the city. It is well located for open green spaces including Alexandra Gardens and Jesus Green and is a short walk to the historic city centre. There are excellent local amenities in the immediate area along Chesterton Road and Mitchams Corner. The property is also within easy reach of schooling for all ages including primary schooling at St Luke's and secondary schooling at Chesterton Community College.

**Entrance Hall** Door to the front with fanlight over, radiator, feature archway, stairs to the first floor, under stairs cupboard

**Living/ Dining Room** 25'0" x 12'0" (7.62 m x 3.66 m) Impressive double length room with a bay window to the front, range of fitted cupboards and shelving to one wall, gas fire (disconnected) and back boiler, radiator, double glazed window to the rear, glazed door to the kitchen

**Kitchen** 16'4" x 8'3" (4.98 m x 2.51 m) Range of fitted wall and base units and extensive working surfaces, sink with mixer tap, four ring gas hob, stainless steel canopy hood, double oven under, double glazed windows to rear and side, radiator, tiled splashbacks and flooring, door to the garden

**First floor landing** Stairs to the second floor, storage cupboard

**Bedroom 1** 13'8" x 12'0" (4.17 m x 3.66 m) Twin double glazed windows to the front, range of fitted wardrobes to one wall with hot water cylinder, radiator

**Bedroom 2** 10'10" x 10'3" (3.30 m x 3.12 m) Double glazed window to the rear, range of fitted storage, radiator

**Family bathroom** 12'0" x 8'0" (3.66 m x 2.44 m) Large tiled, walk-in shower enclosure, WC, vanity wash basin, panel bath, double glazed window to the rear, chrome heated towel rail, tiled splashbacks

**Second floor landing** Skylight to rear, door to;

**Bedroom 3** 14'3" x 12'2" (4.34 m x 3.71 m) Double glazed window to the rear with views of St Luke's church, wall mounted electric radiator, range of fitted storage cupboards

**Outside** The front garden is gravelled and enclosed with a low brick wall and quarry tiled pathway to the front door and side gate. The rear garden commences with paved patio leading down to the lawn and extends to approx. 40ft plus the side return. There are a range of mature trees and the garden is enclosed with attractive brick wall and timber fencing

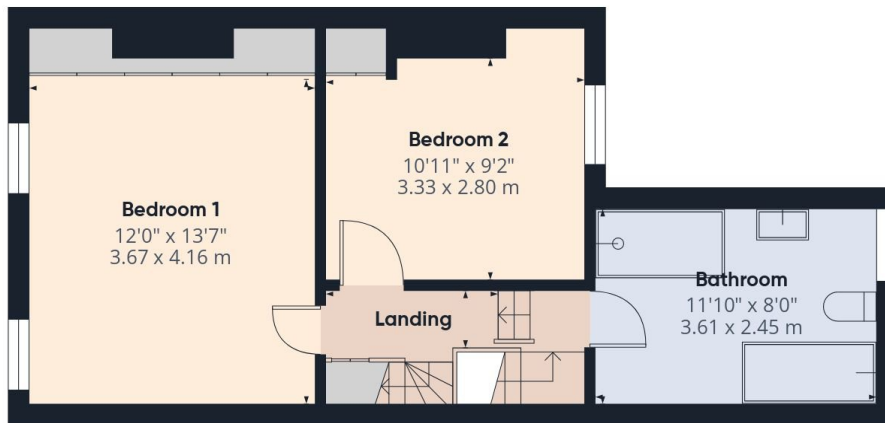
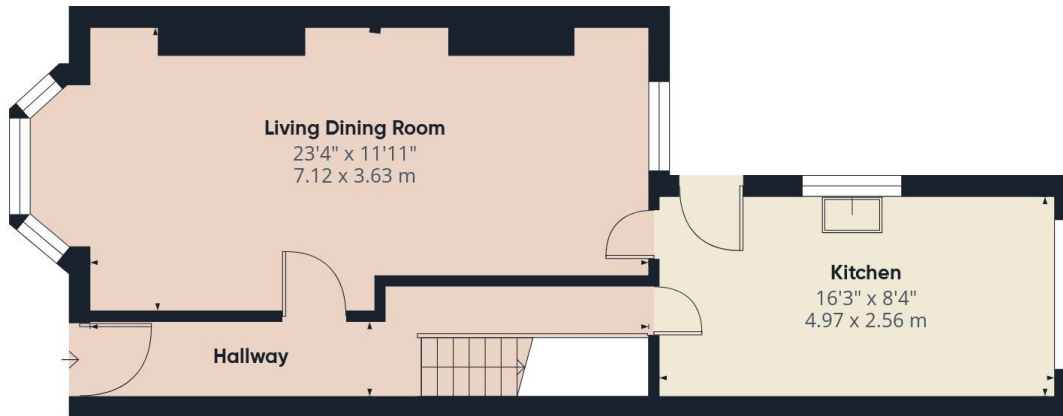
**Tenure** The property is Freehold

**Council Tax** Band E

**Viewing** By Arrangement with Pocock + Shaw



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



**Approximate total area**

1115 ft<sup>2</sup>

103.6 m<sup>2</sup>

**Reduced headroom**

33 ft<sup>2</sup>

3.1 m<sup>2</sup>



Agent's note: (i) Unless otherwise stated on the front page the information contained within these particulars has been provided and verified by the owner or his/her representative(s) and is believed to be accurate. All measurements are approximate. (ii) The vendor(s) reserve(s) the right to remove any fixtures, fittings, carpets, curtains or appliances unless specific arrangements are made for their inclusion in the sale. (iii) None of the electrical, heating or plumbing systems have been tested